



CLIVEPEARCE
Now you're moving

3 Bedrooms

House

Price Guide

£250,000

Located in

Truro



www.clivepearceproperty.com



Penlee Villas

Truro | | TR3 6EY



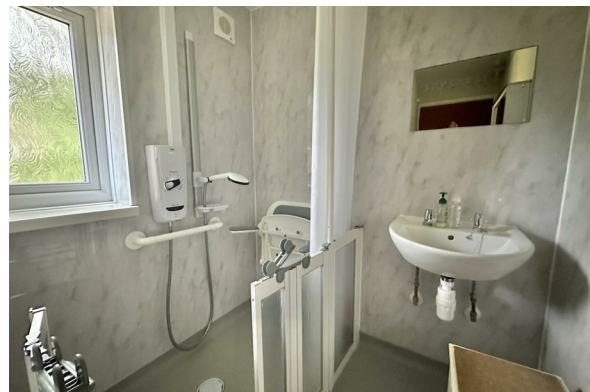
This end of terrace three bedroomed family home has been much loved and owned by the same family for many years. It occupies a large corner plot garden and comes with vacant possession, electric heating and double glazed windows, (cloakroom is single glazed). With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house offers two reception rooms, a fitted kitchen, rear lobby and a useful cloakroom/wc. there is plenty of storage on the ground floor. On the first floor there are three well proportioned bedrooms, a refitted wet room shower and seperate wc.

Playing Place is a particularly sought after area. The village is popular, it has a green and leafy feel with individual properties that on the whole are nicely spaced apart. Road access into the city of Truro or to Falmouth is easy and there is a good cycle route into the city via quieter country lanes and the old tram path to Newham. Public transport links are good with a regular bus service. A local shop and Post Office caters for everyday needs and there is a thriving village hall. There are plenty of nearby walks and the beautiful Treliassick gardens are in the neighbouring village of Feock, as is Loe Beach and its renowned watersports facilities. Located in a corner plot of Penlee Villas, this good sized family home has been in the same family owner ship for many years, thoroughly loved and now needing decorative improvements and modernisation.

Penlee Villas

£250,000 Freehold



- End of terrace family home
- 3 bedrooms
- Vacant possession
- Easy access to transport
- LOCAL RESTRICTION - Please see Agent's Notes
- Large corner plot garden
- Living room and Dining Room
- Close to local amenities
- Double glazed windows, (not cloakroom)
- Electric heating

Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 35 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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